

AGENDA MEMO

CITY COUNCIL MEETING DATE: MARCH 21, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: MOD-19114 - APPLICANT/OWNER: CLIFF'S EDGE, LLC

**** CONDITIONS ****

The Planning Commission (3-3 vote on a motion for approval) ended in a tie NO RECOMMENDATION. Staff recommend APPROVAL, subject to:

Planning and Development

1. Conformance to the builder sign guidelines stamped 02/01/07.

Public Works

2. Coordinate all construction drawings with the Fire Protection Engineering Section of the Department of Fire Services; all buildings facing streets narrower than 36 feet wide, or 3 stories in height, or having less than a 5-foot side setback from the property line should be protected by residential fire sprinkler systems.

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Major Modification to revise the Cliff's Edge Master Development Plan and design guidelines to clarify certain setback, landscape, design, wall, architectural projection separation and balcony separation standards; to allow three story single family dwellings with a maximum height of 38 feet and to add a sign standard section.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
02/05/03	The City Council approved an annexation (A-0035-02) of over 1,056 acres in the area bounded by Hualapai Way to the east, Grand Teton Drive to the north, Puli Road to the west and Centennial Parkway and the Beltway alignment to the south, including the subject sites of this Rezoning request. The Planning Commission recommended approval on 09/26/02. The effective date of this annexation is 02/14/03.
03/19/03	The City Council approved a Rezoning (ZON-1520) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 317.5 acres covering 68 separate parcels in the Cliff's Edge area, and approved the related Cliff's Edge Master Development Plan to regulate development and the provision of infrastructure in the area. The Planning Commission and staff recommended approval on 02/13/03.
07/16/03	The City Council approved a Rezoning (ZON-2184) from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to PD (Planned Development) Zone on approximately 704 acres covering 21 separate parcels in the Cliff's Edge area, and approved text modifications to the related Cliff's Edge Master Development Plan to address conditions of approval of ZON-1520. The Planning Commission and staff recommended approval on 06/12/03.
11/20/03	A request for a Minor Modification to the Cliff's Edge Master Development Plan (MOD-3189) allowing reduced street widths under certain conditions in limited portions of the Plan area was administratively approved by the Planning and Development Department.

02/18/04	The Cliff's Edge Development Agreement (DIR-3451) was introduced to the City Council at this time. It was approved in ordinance form on 03/17/04. The Planning Commission and staff recommended approval on 01/08/04.
05/05/04	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-2955) to change land use designations from Village Commercial to Medium Low Density Residential and Medium Density Residential; from Medium Density Residential to Residential Small Lot; and from Medium Low Density Residential to Pump & Reservoir; to modify Section 6.2.3 regarding retaining walls; and to modify Table 1 (Section 2.2) to reflect changes to the land use categories on 40 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission recommended approval on 04/08/04.
05/27/04	A request for a Minor Modification to the Cliff's Edge Master Development Plan and Design Guidelines (MOD-4237) to include an exhibit depicting cross sections for private interior residential streets was administratively approved by the Planning and Development Department.
06/16/04	The City Council approved an amendment to the Master Plan of Streets and Highways (MSH-4197) to add major roads within the Cliff's Edge Master Development Plan area, generally located between Grand Teton Drive and Clark County 215, and between Puli Road and Hualapai Way. The preparation and submission of this request was a condition of approval of the Cliff's Edge parent Tentative Map, as approved by the Planning Commission on 03/11/04.
08/03/05	The City Council approved a request for a Major Modification to the Cliff's Edge Master Development Plan (MOD-6279) to change land use designations from ML (Medium Low Density Residential) to L (Low Density Residential) and RSL (Residential Small Lot); from L (Low Density Residential) to ML (Medium-Low Density Residential); and from RSL (Residential Small Lot) to ML (Medium Low Density Residential); and to modify the following sections of the Master Development Plan: Sections 2.2, 2.3.5, 2.3.6 and 2.3.7; to modify or add to the Design Guidelines as follows: Sections 3.1.1, 3.2.3B, 5.10, 5.10.1, 6.2.1, 6.2.2, 6.2.3, 7 and Exhibits 2, 7a, 7b, 8a, 14a, 14b, 14c, 15 and 17, on 1,14The applicant 6 acres generally located adjacent to the south side of Grand Teton Drive, between Hualapai Way and Puli Road. The Planning Commission and staff recommended approval on 05/26/05.
02/22/07	The Planning Commission (3-3 vote on a motion for approval) ended in a tie NO RECOMMENDATION (PC Agenda Item #19/ar).
<i>Pre-Application Meeting</i>	
12/11/07	The requirements for a Major Modification were explained.
<i>Neighborhood Meeting</i>	
Month/date/year	A neighborhood meeting is not required for this type of application

<i>Details of Application Request</i>	
<i>Site Area</i>	
Gross Acres	1,146

<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan			
Cliff's Edge Planned Community	X		Y
PD (Planned Development) District	X		Y
Rural Preservation Overlay District		X	
Development Impact Notification Assessment		X	
Project of Regional Significance		X	

The provisions of the Centennial Hills Sector Plan require that a master plan be prepared for PCD (Planned Community Development) areas that exceed 80 acres in size. The applicant has previously prepared a master development plan entitled the "Cliff's Edge Master Development Plan and Design Guidelines", which was approved by City Council on March 19, 2003

Although the overall Cliff's Edge Master Development Plan area contains trails, is adjacent to rural preservation neighborhood areas and was a Project of Regional Significance, these issues were incorporated in the consideration and approval of the original Plan and related documents, such as the parent Tentative Map. These factors are not affected by the contents of the proposed Major Modification.

DETAILS OF APPLICATION REQUEST:

The applicant is proposing to revise the Cliff's Edge Development Standards. A summary of those changes, with staff's recommendations, are shown in the following tables:

Section 3.2.1 Medium Density Residential up to 25 Du/Ac	
PROPOSED CHANGE	STAFF RECOMMENDATION
Clarify property line and right of way setbacks	No objection
Clarify building separation standards	No objection
Clarify architectural projection standards.	No objection

Section 3.2.2 Residential Small Lot (Attached) – Up to 15 Du/Ac	
PROPOSED CHANGE	STAFF RECOMMENDATION
Clarify setbacks	No objection
Allow 3 story structures with a height of 38 feet. Standards for third story elements include a limitation to a maximum of 60% of the building footprint area.	No objection
Clarify architectural projection standards.	No objection

Section 3.2.3 Residential Small Lot (Mini Lot Cluster) – Up to 15 Du/Ac	
PROPOSED CHANGE	STAFF RECOMMENDATION
Clarify setbacks	No objection
Allow 3 story structures with a height of 38 feet. Standards for third story elements include a limitation to a maximum of 60% of the building footprint area.	No objection
Clarify architectural projection standards.	No objection

3.2.3. A Residential Small Lot (Paseo Cluster) Up to 15 Du/Ac	
PROPOSED CHANGE	STAFF RECOMMENDATION
Clarify setbacks	No objection
Allow 3 story structures with a height of 38 feet. Standards for third story elements include a limitation to a maximum of 60% of the building footprint area.	No objection
Clarify architectural projection standards.	No objection

3.2.3. B Residential Small Lot (Rear Loaded) Up to 15 Du/Ac	
PROPOSED CHANGE	STAFF RECOMMENDATION
Clarify setbacks	No objection
Allow 3 story structures with a height of 38 feet. Standards for third story elements include a limitation to a maximum of 60% of the building footprint area.	No objection
Clarify architectural projection standards.	No objection

3.2.4. Residential Small Lot (Mini-Lot Conventional) Up to 15 Du/Ac	
PROPOSED CHANGE	STAFF RECOMMENDATION
Clarify setbacks	No objection
Allow 3 story structures with a height of 38 feet. Standards for third story elements include a limitation to a maximum of 60% of the building footprint area.	No objection
Clarify architectural projection standards.	No objection

3.2.5. Medium Low and Low Density Residential	
PROPOSED CHANGE	STAFF RECOMMENDATION
Clarify setbacks	No objection
Clarify accessory structure setbacks	
Allow 3 story structures with a height of 38 feet. Standards for third story elements include a limitation to a maximum of 60% of the building footprint area.	No objection

Clarify architectural projection standards.	No objection
Revises varying rear setback standards so that no more than three adjacent dwellings may have rear setbacks that vary less than 5' from one another. otherwise an additional offset of at least 5' is required on the fourth dwelling.	No objection

4.1 Introduction	
PROPOSED CHANGE	STAFF RECOMMENDATION
Adds Classic Americana as an architectural style within a new section of the standards, designated as Section 4.10	No objection

4.3.1 Building Form	
PROPOSED CHANGE	STAFF RECOMMENDATION
Allows multi-story (exceeding two stories) dwelling in single family areas	No objection

4.4.1 Roof Form and Slope	
PROPOSED CHANGE	STAFF RECOMMENDATION
Revises roof standards so no more than two adjacent residences may have primary gable end roof forms facing the visible perimeter edges of the parcel.	No objection

4.10 Classic Americana Single Family Guidelines.	
PROPOSED CHANGE	STAFF RECOMMENDATION
Adds Classic Americana as an architectural style with symmetrical or asymmetrical 1 and 2 story massing with both vertical and horizontal breaks.	No objection

4.14 Classic Americana Multi Family Guidelines.	
PROPOSED CHANGE	STAFF RECOMMENDATION
Adds Classic Americana as an architectural style with symmetrical or asymmetrical multiple story building forms.	No objection

5.2.1 Approved Plant Materials List	
PROPOSED CHANGE	STAFF RECOMMENDATION
Revises the approved plant materials list.	No objection

5.2.3 Rock Mulch.	
PROPOSED CHANGE	STAFF RECOMMENDATION
Establishes Rebel Rose as the approved rock color for the entire community	No objection

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PROPOSED CHANGE	STAFF RECOMMENDATION
Establishes Rebel Rose as the approved rock color for the entire community	No objection

6.2 Walls	
PROPOSED CHANGE	STAFF RECOMMENDATION
Revises design standards for community walls.	No objection

6.2.9 View Fences	
PROPOSED CHANGE	STAFF RECOMMENDATION
Establishes RAL 8012 Red brown as the approved color for wrought iron view fences for the entire community.	No objection

8.1.1 Commercial Design Guidelines	
PROPOSED CHANGE	STAFF RECOMMENDATION
Allows the developer to enforce design standards more restrictive than the written guidelines.	No objection

Appendix A Sign Standards	
PROPOSED CHANGE	STAFF RECOMMENDATION
Adds a new section which addresses signage within the community.	No objection

ANALYSIS

This Modification represents further fine-tuning of the Cliff's Edge Master Development Plan and Design Guidelines documents that were previously approved by City Council in March 2003 and subsequently amended in 2003, 2004 and 2005. This Plan update has been reviewed in detail with City staff and staff has determined that the request is generally supportive of the thrust of the original policy basis of the Plan as developed in recent years. As a result of this approach, the application is recommended for approval.

FINDINGS

In order to approve a Major Modification application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. "The proposal conforms to the General Plan."

The General Plan designates the subject lands as PCD (Planned Community Development). The proposed text change to the Design Guidelines is unrelated to General Plan policies.

2. "The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."

The Modification does not conflict with the PD (Planned Development) zoning that applies to lands within the Plan area. The proposed amendment is compatible with, and supportive of, the overall land use intent of the Plan.

3. "Growth and development factors in the community indicate the need for or appropriateness of the rezoning."

The Modification request is appropriate given the need for the development industry to be able to incorporate design solutions for small lots on relatively steep lands within the Plan area. The ability to design and develop a range of housing types and products within the Plan area requires a more detailed approach to perimeter and product wall design than currently exists in the Cliff's Edge Master Development Plan, Title 18 or Title 19.

4. "Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."

The request is unrelated to the provision of streets and highway facilities. This amendment will have no effect on streets and highway facilities in the area.

PLANNING COMMISSION ACTION

There were three speakers in opposition at the Planning Commission Meeting. Their principal concern was the three-story aspect of the project. The Planning Commission asked and the applicant agree to hold a neighborhood meeting and provide plans prior to the City Council Meeting.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 126 by Planning Department

APPROVALS 0

PROTESTS 0